



**COLDWELL
BANKER
COMMERCIAL**

EMMCO REALTY GROUP

FOR LEASE

EMMCOREALTYGROUP.COM

FREESTANDING OUTLOT AVAILABLE FOR LEASE

Price Upon Request

445 West Aurora Road
Sagamore Hills, OH 44067



OFFICE

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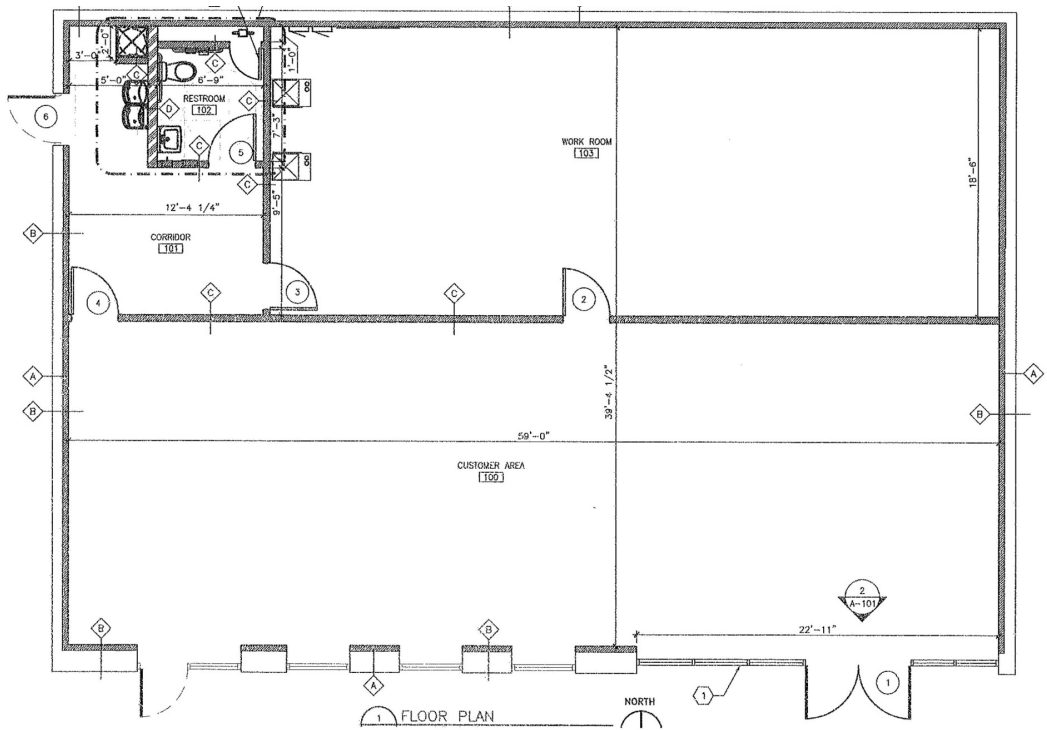
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**COLDWELL BANKER COMMERCIAL
EMMCO REALTY GROUP**
3681 S. Green Road, Suite 201, Beachwood, OH 44122
216.292.3700



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445 West Aurora Road, Sagamore Hills, OH 44067



LOCATION DESCRIPTION

This beautiful neighborhood plaza is located on State Route 82 (Aurora Rd.) in growing Sagamore Hills, OH. It serves the Nordonia Hills area, which includes Macedonia, Northfield Center, Sagamore Hills, and Brecksville.

- I-271: 2.1 mi | 5 min
- I-77: 5.2 mi | 9 min
- CAK Airport: 32.5 mi | 38 min
- CLE Airport: 22.6 mi | 27 min
- MGM Northfield Casino: 3.3 mi | 9 min

PROPERTY HIGHLIGHTS

- Recent Remodel
- Great visibility and exposure.
- Excellent for office, retail, and food uses.
- Average household income exceeds \$80,000/year

OFFERING SUMMARY

Lease Rate:	Price Upon Request
Available SF:	2,400 SF

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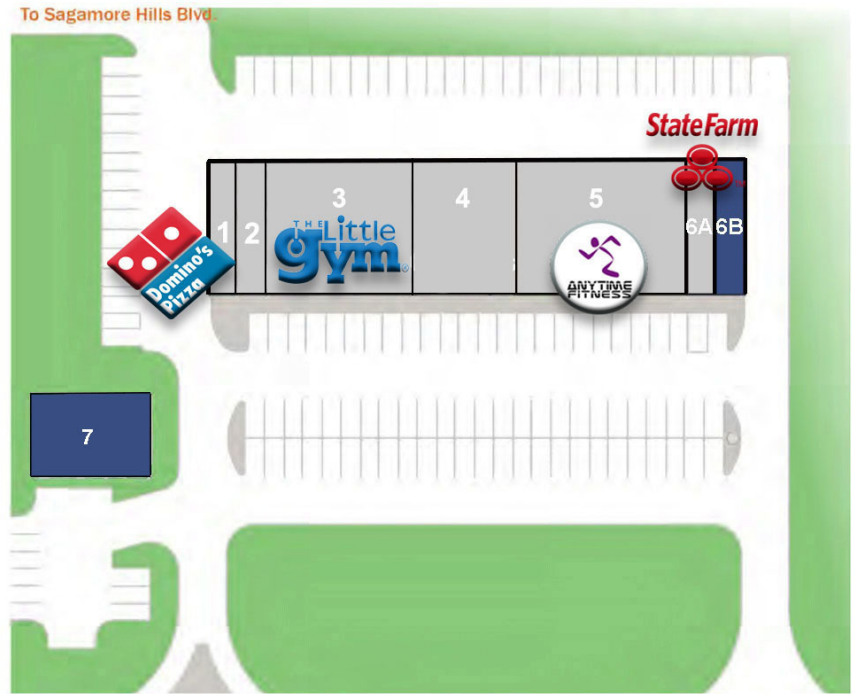
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LEASE



SUITE	TENANT	SIZE (SF)
1	Domino's Pizza	1,890 SF
2	Custom Hair	1,400 SF
3	The Little Gym	4,060 SF
4	Dos Coronas Restaurant	3,850 SF
5	Anytime Fitness	6,300 SF
6A	State Farm Insurance	1,050 SF
6B	Available	1,050 SF
7	Available	2,400 SF

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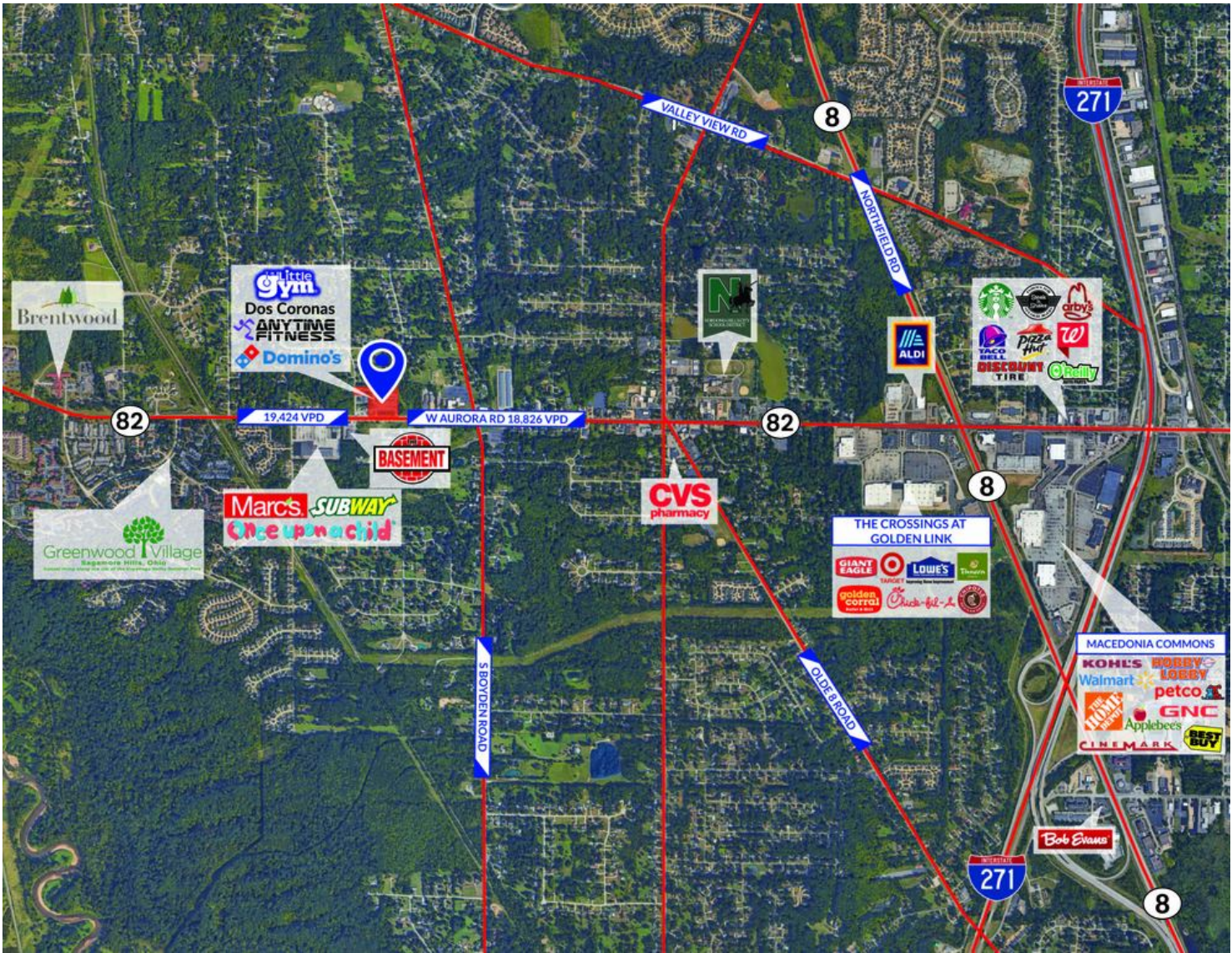
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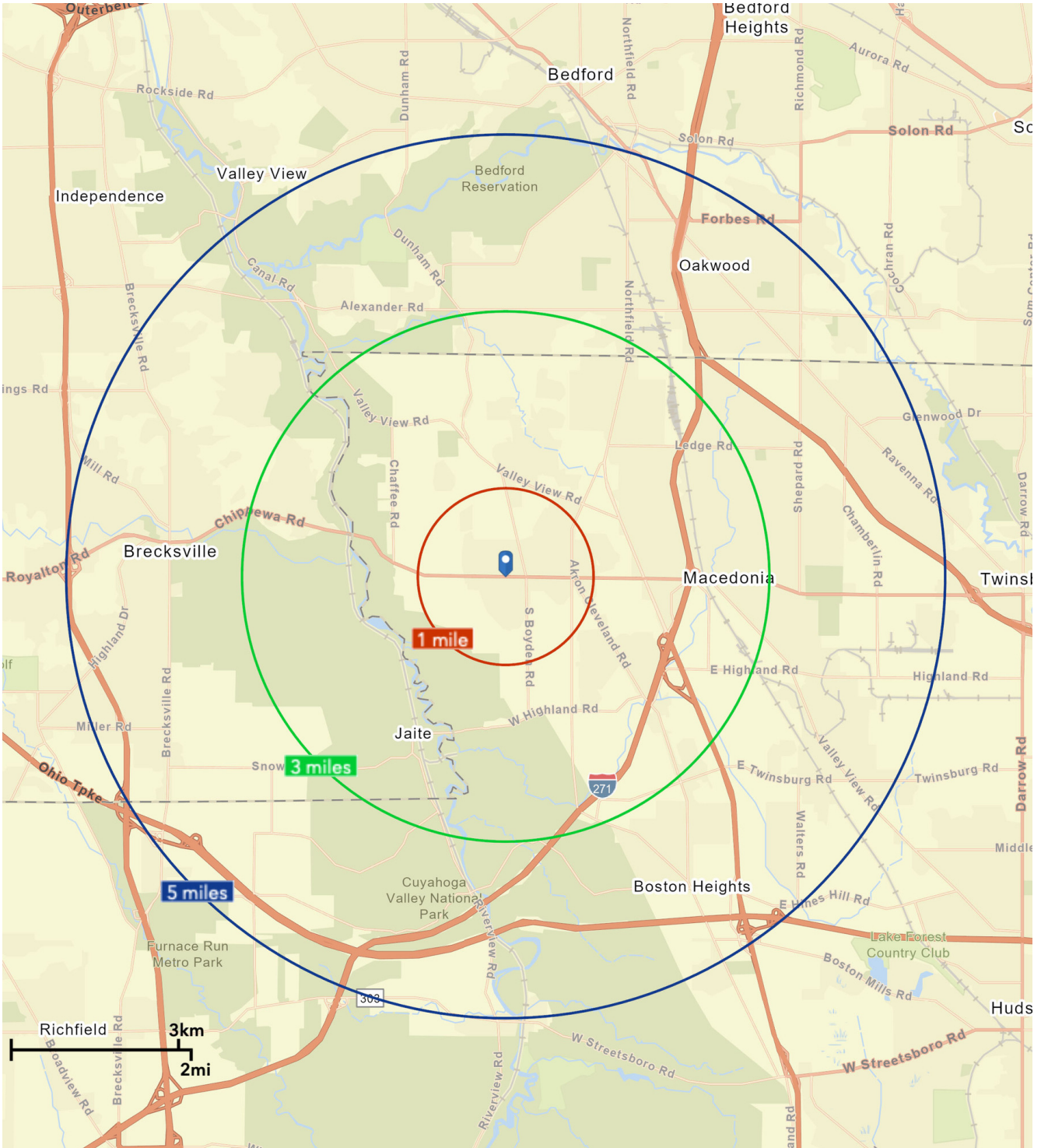
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RADIUS: 1, 3, 5 MILES

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DEMOGRAPHICS: 5 MILE RADIUS

445 West Aurora Road, Sagamore Hills, OH 44067

KEY FACTS

67,211

Population



Average Household Size

45.6

Median Age

\$81,502

Median Household Income

EDUCATION

4%

No High School Diploma



26%

High School Graduate



27%

Some College



43%

Bachelor's/Grad/Prof Degree

BUSINESS



3,054

Total Businesses



50,251

Total Employees

EMPLOYMENT



72%

White Collar



15%

Blue Collar



12%

Services

3.2%

Unemployment Rate

INCOME



\$81,502

Median Household Income



\$41,301

Per Capita Income



\$296,179

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (21.3%)

The smallest group: <\$15,000 (4.9%)

Indicator	Value	Difference	
<\$15,000	4.9%	-10.8%	
\$15,000 - \$24,999	6.4%	-4.3%	
\$25,000 - \$34,999	7.1%	-3.7%	
\$35,000 - \$49,999	9.0%	-4.4%	
\$50,000 - \$74,999	17.2%	+1.1%	
\$75,000 - \$99,999	16.6%	+5.2%	
\$100,000 - \$149,999	21.3%	+9.1%	
\$150,000 - \$199,999	8.6%	+4.2%	
\$200,000+	8.8%	+3.6%	

Bars show deviation from Cuyahoga County

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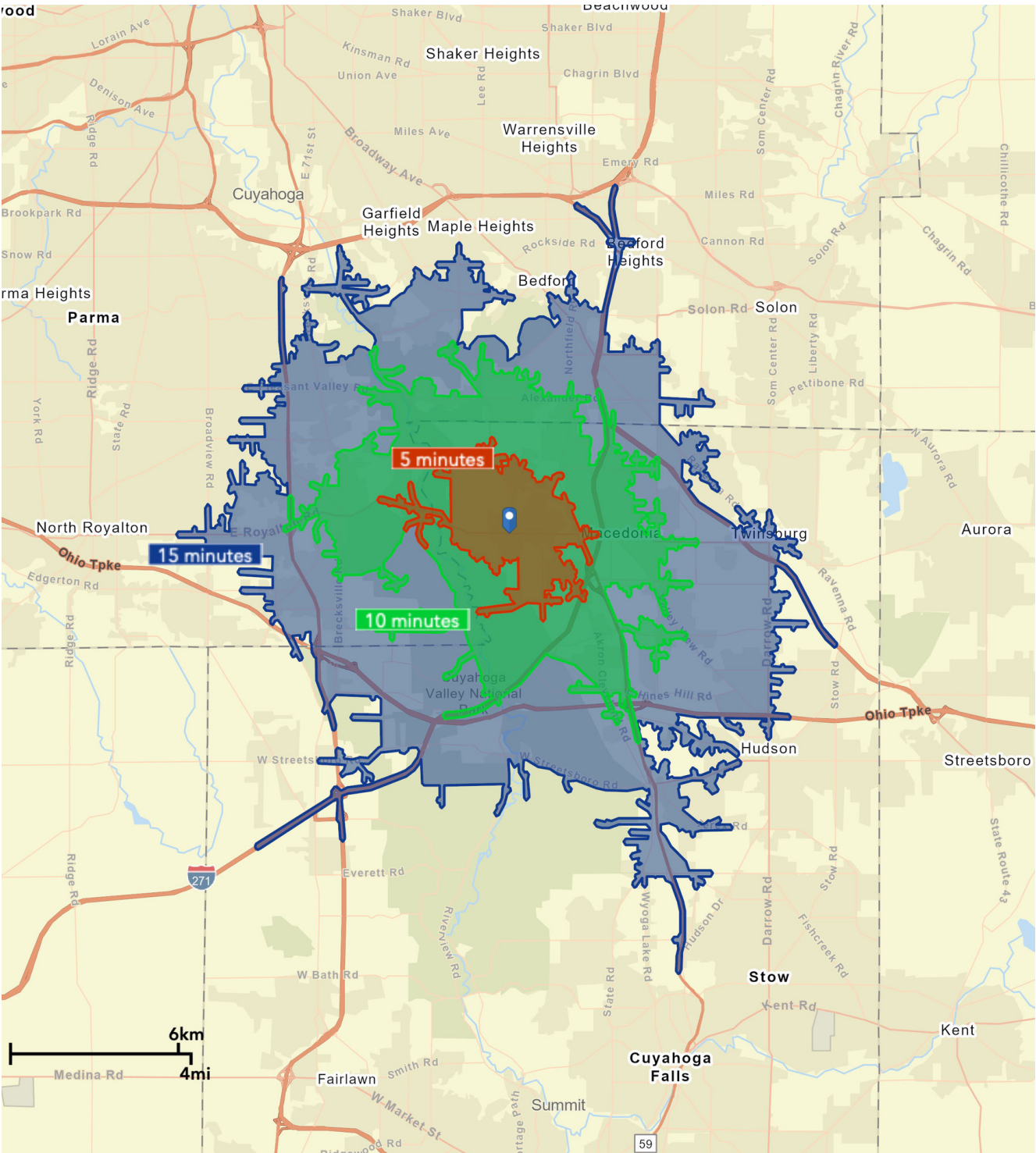
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DRIVE TIMES: 5, 10, 15 MINUTES

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10 MINUTE DRIVE TIME DEMOGRAPHICS

445 West Aurora Road, Sagamore Hills, OH 44067

KEY FACTS

38,229

Population



Average
Household Size

45.4

Median Age

\$81,606

Median Household
Income

EDUCATION

4%

No High
School
Diploma



26%

High School
Graduate



29%

Some College



41%

Bachelor's/Grad/Prof
Degree

BUSINESS



1,718

Total Businesses



25,096

Total Employees

EMPLOYMENT



White Collar

71%



Blue Collar

16%



Services

13%

3.1%

Unemployment
Rate

INCOME



\$81,606

Median Household
Income



\$41,526

Per Capita Income



\$317,544

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (20.3%)

The smallest group: <\$15,000 (4.5%)

Indicator	Value	Difference	
<\$15,000	4.5%	-11.2%	
\$15,000 - \$24,999	6.1%	-4.6%	
\$25,000 - \$34,999	5.9%	-4.9%	
\$35,000 - \$49,999	9.3%	-4.1%	
\$50,000 - \$74,999	18.2%	+2.1%	
\$75,000 - \$99,999	17.9%	+6.5%	
\$100,000 - \$149,999	20.3%	+8.1%	
\$150,000 - \$199,999	9.2%	+4.8%	
\$200,000+	8.5%	+3.3%	

Bars show deviation from
Cuyahoga County

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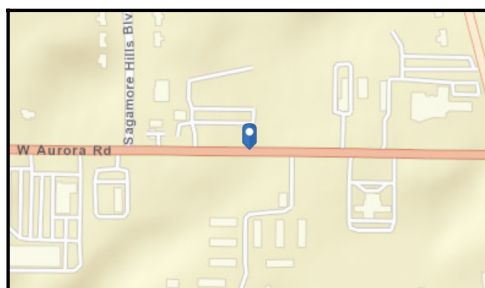
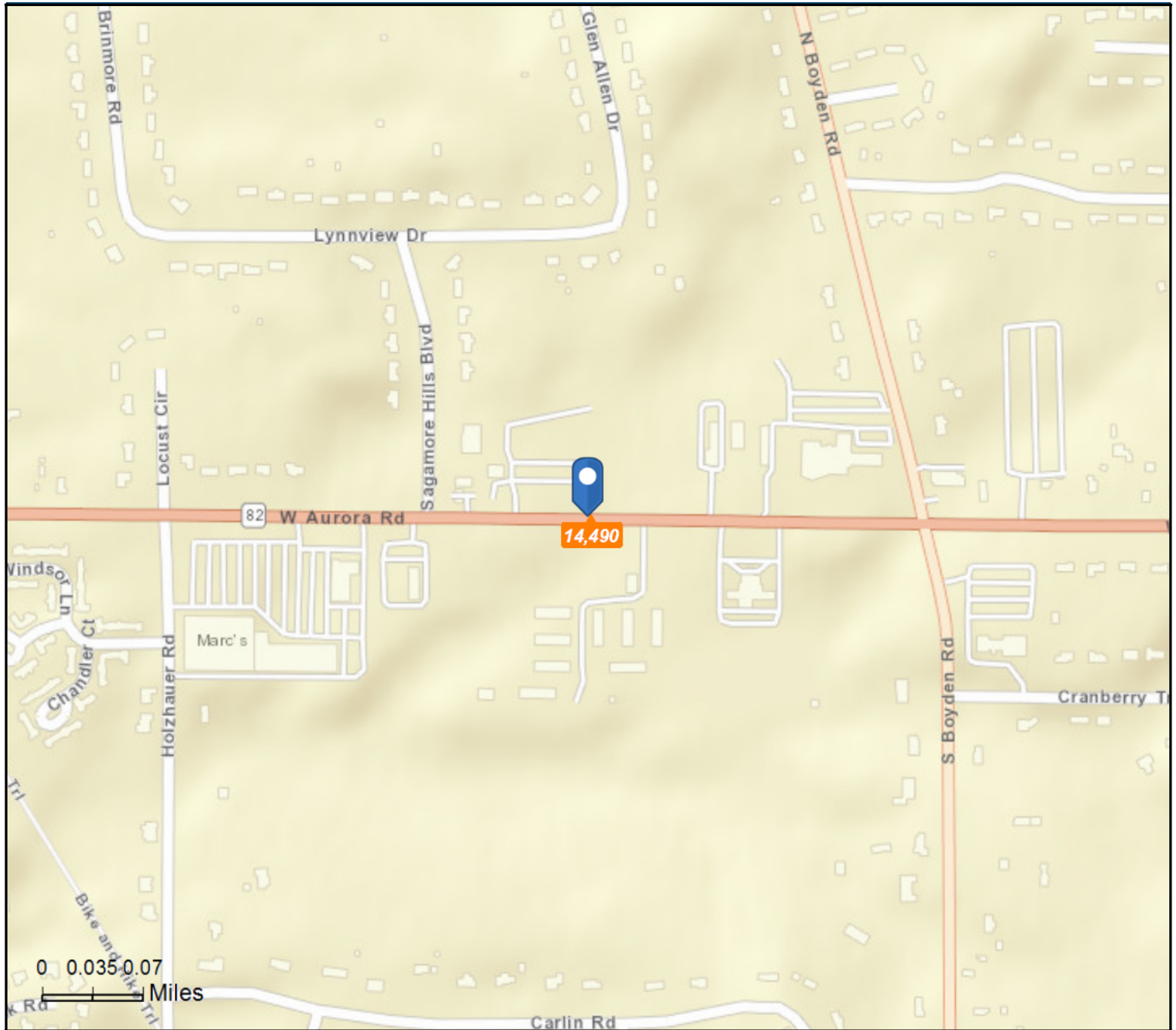
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Traffic Count Map - Close Up

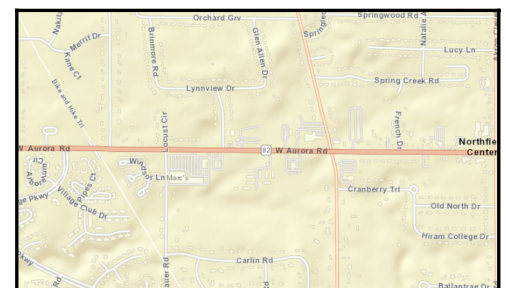
419 W Aurora Rd, Northfield, Ohio, 44067
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 41.31436
 Longitude: -81.55341



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).

December 12, 2019